

064.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

923,000 / 923,000

USE VALUE:

923,000 / 923,000

ASSESSED:

923,000 / 923,000

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
173		MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	TAPIERO LISA MALLOZZI	
Owner 2:		
Owner 3:		

Street 1:	173 MYSTIC STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	TAPIERO EDDIE ABEL/ETAL -
Owner 2:	TAPIERO LISA MALLOZZI -
Street 1:	173 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 7,045 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Aluminum Exterior and 3063 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrooms.	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7045		Sq. Ft.	Site		0	70.	0.81	12			Med. Tr	-10					397,752						397,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									41145	
104	7045.000	525,200		397,800	923,000									GIS Ref	
														GIS Ref	
														Insp Date	
														06/11/09	

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value					Date
2020	104	FV	525,200	0	7,045.	397,800	923,000	923,000	Year End Roll		12/18/2019		
2019	104	FV	403,700	0	7,045.	369,300	773,000	773,000	Year End Roll		1/3/2019		
2018	104	FV	403,700	0	7,045.	369,300	773,000	773,000	Year End Roll		12/20/2017		
2017	104	FV	378,200	0	7,045.	323,900	702,100	702,100	Year End Roll		1/3/2017		
2016	104	FV	378,200	0	7,045.	295,500	673,700	673,700	Year End		1/4/2016		
2015	104	FV	336,400	0	7,045.	261,400	597,800	597,800	Year End Roll		12/11/2014		
2014	104	FV	336,400	0	7,045.	247,200	583,600	583,600	Year End Roll		12/16/2013		
2013	104	FV	350,300	0	7,045.	235,200	585,500	585,500			12/13/2012		

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
TAPIERO EDDIE A	55864-222		11/19/2010	Convenience		1	No	No									
TARTARINI ROBER	25794-12		11/3/1995		212,000	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
11/28/1995	675	Manual	1,400					REPAIR PORCH		6/11/2009	Measured	189	PATRIOT				
										11/17/1999	Inspected	267	PATRIOT				
										10/5/1999	Measured	263	PATRIOT				
										11/1/1981		MM	Mary M				

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden	2H - 2 & 1/2 Sty	(Liv) Units:	Full Bath:	2	Rating: Average	A Bath:	Rating:					5	WDK 18	5		
	2	Total: 2		3/4 Bath:		Rating:							5	OPP	3		
Foundation:	3 - BrickorStone	Frame:	1 - Wood	A 3QBth:		Rating:	1/2 Bath:	Rating:					21	(90)	23		
Prime Wall:	3 - Aluminum	Sec Wall:		A HBth:		Rating:	OthrFix:	Rating:									
Roof Struct:	2 - Hip	Roof Cover:	1 - Asphalt Shgl	Kits:	2	Rating: Average	A Kits:	Rating:	RESIDENTIAL GRID								
		Color:	GREEN	Fpl:	2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1								
View / Desir:		WSFlue:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O											
GENERAL INFORMATION				Location:			Other										
Grade:	C - Average	Year Blt:	1911	Eff Yr Blt:			Upper										
Alt LUC:		Alt %:		Lvl 2													
Jurisdct:		Fact:	.	Lvl 1													
Const Mod:		Lump Sum Adj:		Lower													
INTERIOR INFORMATION				Totals	RMs:	14	BRs:	7	Baths:	2	HB						
Avg Ht/FL:	STD	Prim Int Wall:	2 - Plaster	CONDO INFORMATION													
Sec Int Wall:		Partition:	T - Typical	REMODELING													
Prim Floors:	3 - Hardwood	Sec Floors:		RES BREAKDOWN													
		Bsmnt Flr:	12 - Concrete	Exterior:		No Unit	RMS	BRS	FL								
		Subfloor:		Interior:		1	8	3									
		Bsmnt Gar:		Additions:		1	6	4									
		Electric:	3 - Typical	Kitchen:													
		Insulation:	2 - Typical	Baths:													
		Int vs Ext:		Plumbing:													
		Heat Fuel:	1 - Oil	Electric:													
		Heat Type:	5 - Steam	Heating:													
# Heat Sys:	2	% Heated:	100	General:													
		% AC:		Totals	26.4	2	14	7									
CALC SUMMARY																	
				Basic \$ / SQ:	170.00	COMPARABLE SALES											
				Size Adj.:	0.97689909	Rate	Parcel ID	Typ	Date	Sale Price							
				Const Adj.:	0.99980003												
				Adj \$ / SQ:	166.040												
				Other Features:	116500												
				Grade Factor:	1.00												
				NBHD Inf:	1.00000000												
				NBHD Mod:													
				LUC Factor:	1.00												
				Adj Total:	713570												
				Depreciation:	188382												
				Depreciated Total:	525187												
						WtAv\$/SQ:		AvRate:		Ind.Val							
						Juris. Factor:			Before Depr:	166.04							
						Special Features:	0		Val/Su Net:	105.25							
						Final Total:	525200		Val/Su SzAd:	163.51							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 064.0-0001-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:								Total:			